

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Idelfonso Rodriguez Jr. d/b/a The Other Man of
the House

Debtor(s)

CHAPTER 13

U.S. BANK NATIONAL ASSOCIATION (TRUSTEE
FOR THE PENNSYLVANIA HOUSING FINANCE
AGENCY)

Movant

NO. 22-11814 AMC

vs.

Idelfonso Rodriguez Jr. d/b/a The Other Man of the
House

Debtor(s)

11 U.S.C. Sections 362

Kenneth E. West

Trustee

ORDER

AND NOW, this day of , 2023 at Philadelphia, upon failure of Debtor(s) and the
Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and
the Automatic Stay of all proceeding, as provided under Section 362 of the Bankruptcy Abuse and Consumer
Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is modified with respect to the subject premises
located at 4425 1/2-4427 North Lawrence Street, Philadelphia, PA 19140 (“Property”), so as to allow Movant,
its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage
and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff’s Sale,
in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan
modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at
Sheriff’s Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of
the Property.

United States Bankruptcy Judge.